

## —TRUSTEE'S SALE OF VALUABLE REAL ESTATE CONTAINING 1 1/2 ACRES, + —

Located along both sides of Mountain Rd. just off Route 340 and Route 17 near Knoxville, Frederick County, Maryland.

By Virtue of the Power and Authority contained in an Order of the Circuit Court for Frederick County, Maryland, in Equity No. 29,405, the undersigned Trustees will sell at the Court House door, in Frederick, Maryland, on

**WEDNESDAY, APRIL 30, 1980**

**AT 10:00 A.M.**

The following described land together with the improvements thereon to-wit:

All those three parcels of land in Petersville Election District #12, Frederick County, Maryland. The first parcel being situated east of and bordering on the Mountain road leading from Knoxville to Burkittsville and adjoining a former purchase of Joshua Danner of said Gowen B. Philpot, BEGINNING for the lot hereby conveyed at a stone planted at the southwest corner of said Danner's lot and in the public road and running thence with the south line of said Danner's lot South 56 1/4 degrees East 14-12/100 perches to a stone; thence South 31 1/4 degrees West 11 1/2 perches to a stone; thence North 56 1/4 degrees West 14-12/100 perches to said public road, and thence with said public road along the middle thereof North 31 1/4 degrees East 11 1/2 perches to the place of beginning, containing one acre of land more or less, said property more particularly described in a deed from Gowen B. Philpot and Christiana T. Philpot, his wife, to William H. Giles, dated May 31, 1892, and recorded among the land records of Frederick County, Maryland, in Liber JLJ-1, folio 588.

The second parcel being that land lying west of the road leading from Knoxville to Burkittsville and adjoining the Fauble lot on the south side thereof, BEGINNING at the southeast corner of said Fauble lot and running thence with the south line thereof, North 55 1/4 degrees West 22-56/100 perches to a line of McDiel's land, thence with said land South 15 degrees West 2 perches to a stake, thence South 55 1/4 degrees East 23 perches to the county road, thence with said road North 11 degrees East 2-28/100 perches to the beginning, containing one-fourth of an acre of land, more or less, said property more particularly described in a deed from Levi Peters and Jennie B. Peters, his wife, to William Henry Giles, dated February 8, 1894, and recorded among the land records of Frederick County, Maryland, in Liber JLJ-7, folio 183.

The third parcel being all that lot or parcel of land containing one-fourth acre, more or less, and being all of the same lot of land which was conveyed to the said John W. Johnson from John Philpot and others, dated October 1, 1884, and recorded in Liber A.F. No. 11, at folio 19, one of the land records of Frederick County, Maryland, and further being all and the same real estate which was conveyed from Mary Jane Johnson, widow, and Mary C. Hellem and William Hellem, her husband, and Anna May Jones and Nathaniel Jones, her husband, heirs at law of John W. Johnson, to William Henry Giles, dated May 17, 1923, and recorded among the land records of Frederick County, Maryland, in Liber 344, folio 169, et seq.

The property is improved with a 2-story frame 7 room dwelling containing 2 large bedrooms, 2 small bedrooms, a nice size dining room, and living room. The kitchen is a good size, but has no running water. There is no central heat. There is a partial dirt basement. The roof is a combination of slate and asphalt shingle, and is in a poor condition. Several bedrooms cannot be used because of the poor condition of the roof. The property does not have any water supply. The tenant is presently hauling water from Brunswick. The general overall condition is very poor.

**TERMS OF SALE:** A deposit of \$1,000.00 in cash, certified or cashier's check payable to the Trustees at the time of sale, balance to be paid within 30 days after ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes and other public charges, if any, adjusted to date of settlement and assumed by purchaser thereafter. All transfer and recordation taxes and all other costs of settlement to be paid by purchaser.

**CLEOPATRA CAMPBELL and  
WILLIAM H. POFFENBARGER  
Trustees**

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